STATE OF TENNESSEE }
COUNTY OF _____ }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th DAY OF October, 2005.

_____
NOTARY PUBLIC

My Commission expires: 1-24-09

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015

Brenda Elaine Dixon and Brian Vaughn Hunter

Address of New Owner	Send Tax Bills To:	Tax Information
Jay M. McDowell and Wendy W. McDowell, Husband and Wife 2836 Windemere Dr. Nashville, TN 37214	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	Map and Parcel 084-08-0-007.00

ELAINE TRAMMELL REGISTER
State of Tennessee Notary Public
DAVIDSON COUNTY

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, **Brenda Elaine Dixon, Individually and as Co-Executrix of the Estate of L. W. Hunter Jr. and Brian Vaughn Hunter, Individually and as Co-Executor of the Estate of L. W. Hunter, Jr.,** thereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Jay M. McDowell and Wendy W. McDowell, Husband and Wife,** hereinafter called the **Grantees**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Sunny Acres, Section I, of record in Book 2663 page 25 Register's office for said county **
BEGINNING at a point in the westerly margin of McGavock Pike, the northeast corner of said Lot No. 9 and the southeast corner of Lot No. 10; thence with said margin of said Pike south 3 degrees 00' west 125.7 feet to a concrete monument at the beginning of a curve with a radius of 25 feet; thence with said curve. Southwesterly 39.27 feet to a concrete monument in the northerly margin of Windemere Drive; thence westerly 200.46 feet to a concrete monument in said margin of said drive; thence continuing along said margin of said drive, westerly 71 feet to a concrete monument, the southwesterly corner of said Lot No. 9 thence north 9 degrees 32' east 131.7 feet to a concrete monument, the northwest corner of Lot No. 9 and the southwest corner of Lot No. 10; thence with the line between said Lots Nos. 9 and 10 easterly 280.6 feet to the point of beginning.

BEING the same property conveyed to L. W. Hunter Jr., and wife Thelma V. Hunter, by deed from Dr. L. Berry Brown, dated 12/30/98 and recorded on the executed date, at Record Book 3845, page 396, Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in L. W. Hunter Jr., upon the death of his wife, Thelma V. Hunter, 03/01/2002, by reason of their tenancy by the entirety, and further vesting in Brenda Elaine Dixon and Brian Vaughn Hunter upon the Death of L. W. Hunter, Jr. 05/16/2005 by operation of his Last Will and Testament, Docket No: 05P875, Probate Court of Davidson County, Tennessee.

This is improved property generally located:
2836 Windemere Dr., Nashville, TN 37214

**TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Davidson County DEEDWARR
Recvd: 11/04/05 09:47 2 pg
Fees:13.00 Taxes:765.90

20051104-0133769

Jack Case Wilson Title Assoc.
7100 Executive Center Drive
Suite 150
Brentwood, TN 37027

D-0595

SUBJECT TO THE FOLLOWING:

1. 2006 Property Taxes.
2. Easement, setbacks and all other matters shown on the Plan of Sunny Acres, Section I, of record in Book 2663 page 25 Register's office for said county

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. We do covenant with said Grantees that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out therein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Brenda Elaine Dixon and Brian Vaughn Hunter,** have caused this instrument to be executed, this the 26 day of October, 2005.

Brenda Elaine Dixon

Brenda Elaine Dixon
Individually/Executrix

Brian V. Hunter

Brian Vaughn Hunter ALSO KNOWN AS BRIAN V. HUNTER
Individually/Executor

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Brenda Elaine Dixon, Individually and as Co-Executrix of the Estate of L. W. Hunter Jr. and Brian Vaughn Hunter;Individually and as Co-Executor of the Estate of L. W. Hunter, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they each executed the within instrument for the purposes therein contained.

*ALSO KNOWN AS BRIAN V. HUNTER

SWORN to and subscribed before me
This the 26th day of October, 2005.

My commission Expires: 10/23/06

NOTARY PUBLIC

